



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, APRIL 13, 2005 -- 7:00 P.M.

Please refer to compact disk #04-13-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Michael Burke, Vice Chair; D. Michael Kane, Thomas O'Donnell, Lee Quintana, Joanne Talesfore and Morris Trevithick

Absent: Phil Micciche

Others: Community Development Director Bud Lortz, Assistant Community Development Director Randy Tsuda, Planning Technician Rachel Bacola, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on a project at 99 Foster Rd before the DRC on March 29, 2005.

APPROVAL OF MINUTES

March 23, 2005 - Motion by Commissioner Kane and seconded by Commissioner Trevithick to approve meeting minutes as amended to reflect changes as noted by Commissioners Talesfore and Quintana. Approved 6-0.

PRESENTATION BY TOWN MANAGER

Town Manager Debra Figone presented a recap of the Town's Preliminary FY 2005/06 Budget balancing proposals for inclusion in the proposed Operating Budget for next fiscal year.

CONSENT CALENDAR - None

CONTINUED PUBLIC HEARING

ITEM 1 **770 W. Parr Avenue**
Subdivision Application M-04-012

Requesting approval of a two lot subdivision on property zoned R-1:8. APN 406-26-016

PROPERTY OWNER/APPLICANT: Naser and Fatemeh Asgari
(Continued from March 9, 2005)

PUBLIC TESTIMONY by Warren Heid.

MOTION: Motion by Commissioner Quintana and seconded by Commissioner Talesfore to deny Subdivision Application M-04-012 for the following reasons: 1) infill project should be designed in context with the neighborhood; 2) curb cuts and driveways present a problem; 3) not convinced that this is the best design solution for the property; 4) flag lots do not contribute to streetscape, problems for fire, police and postal services and hardscape presents a visual impact. Motion failed 2-4.

Chair Burke asked for a motion for approval. Motion by Commissioner Kane and seconded by Commissioner Trevithick to approve Subdivision Application M-04-12. The required findings were made as noted in Exhibit F of report dated March 3, 2005 and the application incorporated conditions as noted in Exhibit K of report dated April 7, 2005 with the added conditions as follows:

- 5. DEMOLITION REQUIREMENTS:** The existing cottage shall be removed. Obtain a Building Department Application and a Bay Area Air Quality Management Application from the Building Service Counter for the demolition of the cottage. Once the demolition form has been completed and all signatures obtained, return the completed form to the Building Service Counter with the J# Certificate, three (3) sets of site plans to include all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
- 10. COTTAGE.** The existing cottage shall be removed prior to recordation of the final map.

Motion carried 5-1 with Commissioner Quintana dissenting for the reasons stated above.

Commissioner Micciche absent.

Appeal rights recited by Mr. Korb.

NEW PUBLIC HEARINGS

ITEM 2 431 Santa Rosa Drive
Architecture and Site Application S-05-046

Requesting approval of a grading permit for landscape improvements, play area, sport court and to construct an addition to the single family residence on property zoned HR- 2 1/2. APN 527-55-002.
PROPERTY OWNER/APPLICANT: Aaron Feigin

PUBLIC TESTIMONY Aaron Feigin, Bruce Jett and Ray Davis.

MOTION: Motion by Commissioner Kane and seconded by Commissioner Quintana to approve Architecture and Site Application S-05-046. The required findings were made and the application incorporated conditions as noted in Exhibit B of the report dated April 8, 2005 with the added conditions as follows:

- 3. REDESIGN OF DECK. The decks and stairs shall be redesigned to have a less formal appearance. The design is subject to the review and approval of the Director of Community Development prior to issuance of building permits.**
- 4. The sport court is not approved.**

Motion carried 5-1 with Commissioner O'Donnell dissenting.

Appeal rights recited by Mr. Korb.

CONTINUED OTHER BUSINESS - None

NEW OTHER BUSINESS

Sub-Committee Reports

Conceptual Development Advisory Committee - Commissioner Talesfore reported on two projects at 16845 Hicks Rd and 15894/15880 Winchester Blvd.

General Plan Committee - Commissioner O'Donnell reported the committee discussed definition of formula retail businesses and technical demolitions for hillside homes.

Report from Director of Community Development - None

ADJOURNMENT

Chair Burke adjourned the meeting at approximately 9:15 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
April 13, 2005

Michael Burke, Acting Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development